

**Brentwood Planning Board
Minutes –February 19, 2015**

Members Present:	Bruce Stevens, Chairman	Kevin Johnston
	Steve Hamilton	Mark Kennedy
	Jane Byrne, BOS rep	Glenn Greenwood, Circuit Rider Planner

7:00 open

Minutes – Mail – Board Business

Chairman Stevens opened the meeting at 7:00 pm.

Tom Zickell of M & T Commercial Holding was present to update the Board. He has hired AECOM, a mechanical and environmental engineering firm, and they will attend our March 5th meeting. Zickell provided a copy of a letter they sent to Jon True, Brentwood Fire Inspector, (on file). Zickell asked if they could bring in one truck load, but no more than two, of the post factory scraps, to make cold patch. He said it would go in the bunker. He said they make cold patch and crack seal. Stevens asked that Zickell send a note to the Board that they will have no more than the one or two truck-loads delivered, and Zickell agreed. Zickell said the engineering firm will do a study for the storage of this material they have, along with soil testing on the site. Stevens thanked Zickell for the update.

Motion made by Kennedy, 2nd by Byrne to authorize Stevens to sign the voluntary lot merger for lots 224.066 and 204.067, both owned by Joanne and Jessica Bagley: all were in favor.

Motion made by Byrne, 2nd by Hamilton to extend the conditional approval for Hayward Realty Investments (217.026) to May 7th: all were in favor.

Motion made by Stevens, 2nd by Byrne, to extend the conditional approvals for both Brentwood Rte 125, LLC, (201.016) and the Bouchard-Callahan (209.004) site plans, to May 7th: all were in favor.

Motion made by Stevens, 2nd by Hamilton to extend the conditional approval for the NE Dragway conservation easement site plan (203.032 & 203.033) to May 21st: all were in favor.

Members read the letter from Mike Sanborn, regarding the use of his property on Industrial Drive (205.001). The letter states that the eastern portion is rented for material storage until June 1. The Board agreed to review this matter after June 1st.

Motion made by Byrne, 2nd by Kennedy to sign the corrected affidavit for the Giorgi site plan, (223.069) to be filed at the registry.

The Board is in receipt of a letter from resident Peter Godino, who would like to subdivide his lot that has 400 feet of frontage (223.043) into two lots. The lot has back land that extends into Kingston. The letter states that in order to meet the 200 frontage requirement for each lot, he would need to cut into his existing driveway, so he is asking if he can angle the proposed property line away from the house and driveway to allow some usable side yard. Members discussed if there could instead be an easement for the driveway, or a lot line adjustment with the eastern neighbor. Otherwise members agree that if the frontage of each cannot be the minimum 200 feet, then Godino will need to go to the Zoning Board of Adjustment.

Motion made by Kennedy, 2nd by Hamilton to deny the request for less than the 200 foot requirement, as it does not meet zoning regulations: all were in favor.

Motion made by Stevens, 2nd by Byrne to approve the January 15 minutes: all were in favor.

Motion made by Hamilton, 2nd by Byrne, to adjourn at 7:45: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire
Administrative Assistant,
Planning Board